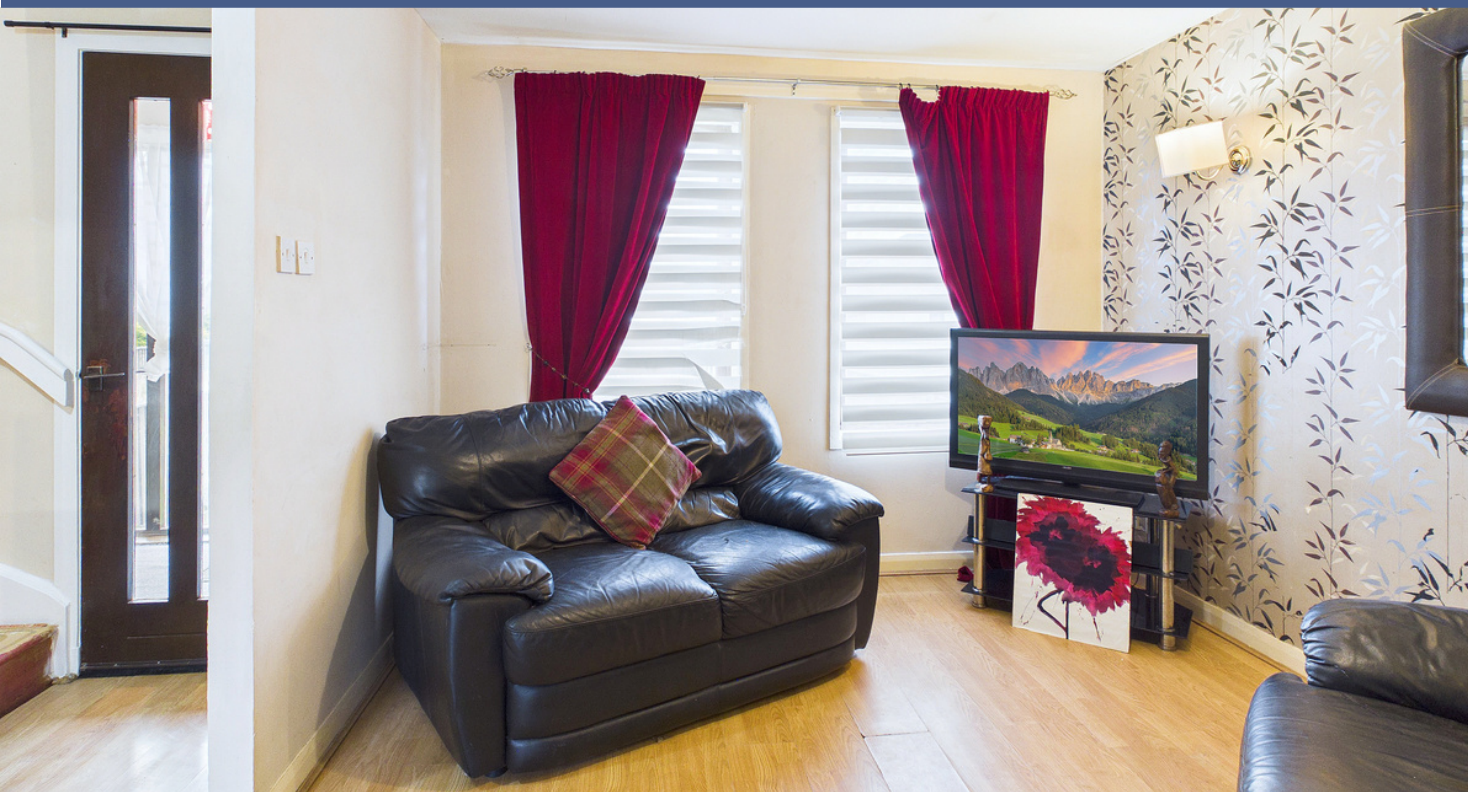


3 Craigellachie Crescent Aviemore PH22 1PA

Offers over £165,000 are invited

Two Bedroom End Terrace
House Close to Local Amenities



Features:

- Views of the Cairngorm Mountains to the Front
- Private Enclosed Garden Space at Rear
- Timber Double Glazing and Electric Storage Heating
- Off Street Parking for Multiple Cars
- Close to Local Walks and Cycle Tracks

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3 Craigellachie Crescent is a two bedroom end-terrace home set in a convenient location close to the local amenities at the northern end of Aviemore.

The property is entered through a spacious and bright porch, which leads into the comfortable living room, complete with useful under-stair storage. Beyond lies the kitchen/dining room, fitted with an integrated oven and hob and providing ample space for everyday dining. A generous storage cupboard is located by the rear door, which opens onto the enclosed rear garden.

Upstairs, the first floor comprises two well-proportioned double bedrooms and a family bathroom.

Further benefits include timber-framed double glazing and electric storage heating throughout. Offering comfortable accommodation in a sought-after location, this property would make an ideal first-time purchase or buy-to-let investment opportunity.



For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



Aviemore is a bustling village situated within the Cairngorms National Park. It is on the main rail line from Inverness/London and is just off the A9 giving easy access to all parts of the UK. Inverness Airport is approximately 40 miles away with regular daily flights to London and other UK destinations.

Aviemore village itself offers many amenities, including a primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm Mountain, Strathspey steam railway and the championship Spey Valley Golf Course at Dalfaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence. This is complemented by an abundance of wildlife and a diversity of recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, mountain biking and skiing, to name but a few.

OUTSIDE

To the front of the property, an enclosed garden enjoys views towards the Cairngorm Mountains and is primarily laid to lawn, complemented by a patio area ideal for outdoor seating. Off-street parking for two vehicles is located to the side of the house and provides access via a gated pathway to the rear garden. The fully enclosed rear garden is mainly laid to lawn, creating a peaceful and private outdoor space. Practical additions include a timber garden shed and a rotary clothes dryer.

INCLUDED

All floor coverings, curtains, blinds and light fittings. Integrated kitchen appliances will also be included.

SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band C (£2032.28 p.a 2026/27) including water rates.
Discounts are available for single person occupancy.



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HOME REPORT

A Home Report is available for this property. Please use the following link:

- Reference: [3 Craigellachie Crescent Home Report](#)
- Postcode: PH22 1PA
- EPC Rating: D
- Home Report Value: £165,000

PRICE

Offers Over £165,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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